MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143410/FH/2025
Date registered valid:	7 August 2025
Proposal:	Installation of rear dormer
Address:	10 Manor Avenue, Manchester, M16 8DX
Ward(s):	Whalley Range Ward
Applicant:	Mr Michael Pimlott, Designaloftcom Ltd
Agent (if any):	Mr Jason Mckay, Designaloftcom Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15 September 2025**

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	21 August 2025	
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications:	Printed: 15 August 2025	Expired: 6 September 2025
Site notice:	Posted: 21 August 2025	Expired: 12 September 2025
Press advert:	Published: 19 August 2025	Expired: 10 September 2025

Departure from Development Plan:	No
Environmental Statement:	Not required
Listed building:	Not applicable
Conservation area:	Whalley Range Conservation Area 1992
Tree Preservation Order:	Not applicable

Description of site/building

The proposal is associated with a two storey semidetached dwellinghouse on Manor Avenue. The property features a gable end tiled roof with front gable feature. The property features a rear garden and front yard with no off-street parking.

Description of area

The property is in a predominantly residential part of the Whalley Range ward. The property is in the Whalley Range Conservation Area.

Description of development

Installation of rear dormer

The dormer sits within the main rear roof slope projecting 3080mm to retain a 1050mm gap to the eaves and spanning 6350mm across the rear.

The total volume of the dormer addition is 20.73m3 and the dormer is finished in matching hanging tile and new windows to the rear to match.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

Publications

Site Notice and Press Advertisements

No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC18 - Conservation Areas
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
    - JP-P2: Heritage
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
  - Section 16 - Conserving and enhancing the historic environment

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching hanging tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely within the main roof slope and using materials to match.

Due to its, size, position and location in relation to neighbours (with the dormer within the main roof slope), the proposal would not create and over-dominant or overbearing feature.

It is likely that, if it wasn't for the Conservation Area, the roof dormer would be permitted development. Notwithstanding this, the proposal is acceptable.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the dormer extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably roof dormer extensions approved at the adjacent No8 along with 6 Hazel Avenue and 117 Dudley Road and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy
The proposal includes adding windows to the rear elevation however given these are at within the roof sloped and have similar views out to the existing first floor windows the impact to privacy is minimal. It is noted that roof dormer windows are accepted under permitted development, notwithstanding this the proposal is acceptable.

Light
Given the dormer sits entirely within the main roof slope the impact to light from the added massing is minimal. It is noted that roof dormers are accepted under permitted development, notwithstanding this the proposal is acceptable.

Noise
The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility
The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage
The proposal is within the Whalley Range Conservation Area.

Whalley Range Conservation Area is situated approximately two miles south of Manchester city centre.

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities.

Roofs on Whalley Range houses were originally predominantly blue slate, and this as opposed to other materials, should be used as a replacement. Ridge tiles often have decorative fins, and finials at every gable may be terracotta, timber or wrought iron. Barge boards and eaves boards are moulded and fretted with decoration.

The proposal is in keeping with the architectural style of the existing property, using matching tile and sits comfortably within the street scene. It is of note that many properties in the area feature extensions.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

Green Infrastructure including open space, both public and private
The proposal has no impact on green infrastructure.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

OTHER LEGISLATIVE REQUIREMENTS

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

CONCLUSION

The proposed rear dormer is appropriately designed, respects the character of the Whalley Range Conservation Area, and will not result in harm to residential amenity or the street scene. The development complies with relevant local and national planning policies, and there are no material considerations that indicate otherwise.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form 09 Jul 2025 APPLICATION FORM
b. Drawing - Location Plan 09 Jul 2025 THE LOCATION PLAN

c. Drawing - Proposed 09 Jul 2025 ELEVATIONS
d. Drawing - Proposed 09 Jul 2025 SECTION
e. Drawing - Existing & Proposed 09 Jul 2025 LAYOUT
f. Design & Access Statement 07 Aug 2025 DESIGN AND ACCESS/HERITAGE STATEMENT

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

11 Hazel Avenue, Manchester, M16 8DY

9 Hazel Avenue, Manchester, M16 8DY

7 Hazel Avenue, Manchester, M16 8DY

12 Manor Avenue, Manchester, M16 8DX

8 Manor Avenue, Manchester, M16 8DX

7 Manor Avenue, Manchester, M16 8DX

5 Manor Avenue, Manchester, M16 8DX

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Whalley Range Conservation Area 1992

Area Team Boundary - Name: SOUTH AREA